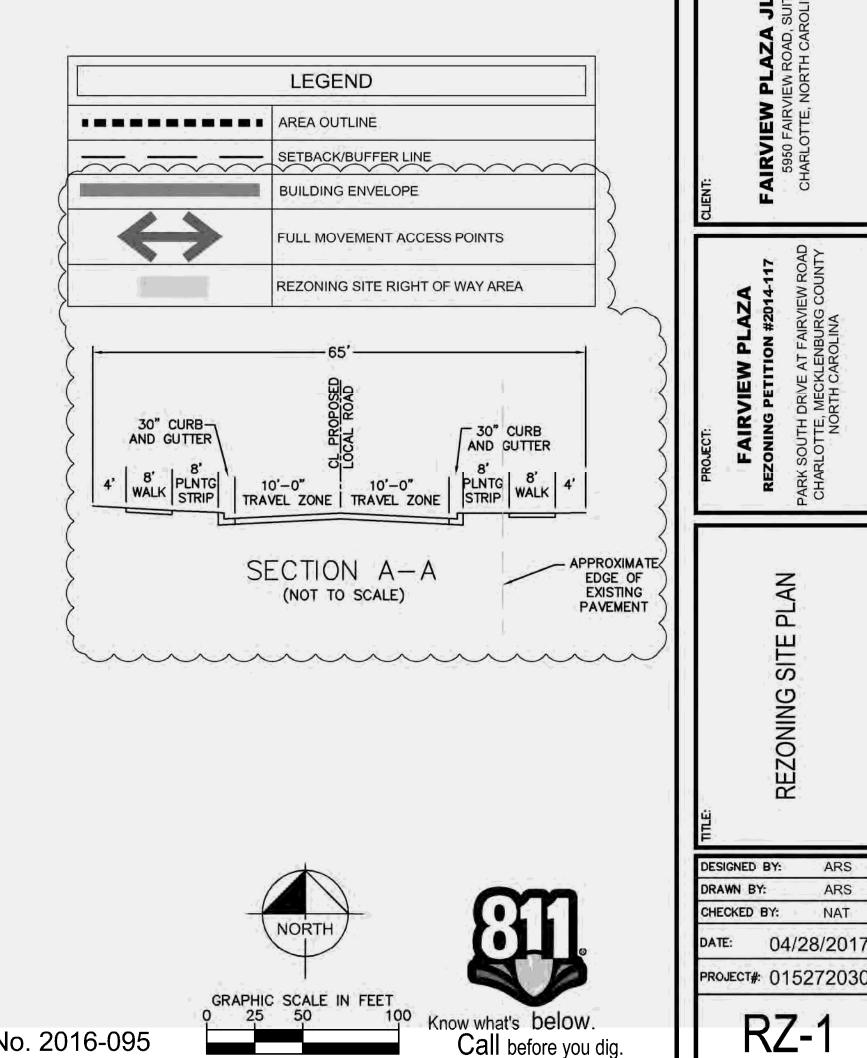


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|---|-----------------|---|--|--|
| PROPOSED REZONING AREA: APPROXIMATELY 1.821 ACRES. UNIX DICTION: CITY OF CHARLOTTE SETBACKS | | PROJECT NAME:FAIRVIEW PLAZACLIENT NAME:FAIRVIEW PLAZA JLC, LLC PHONE# (704)295-4005PLANS PREPARED BY:KIMLEY-HORN AND ASSOCIATES PHONE# (704)333-5131TAX PARCEL ID:PORTION OF 179-022-53STREET ADDRESS:FAIRVIEW ROAD O-3 (CD) | NC License #F-0102 200 SOUTH TRYON ST SUITE 200 CHARLOTTE, NORTH CAROLINA 28202 PHONE: (704) 333-5131 | |
| EXISTING OR PROPOSED CORE, OWHER WHICH EVENTS GREATER -MININUM BETRACK ON PROPOSED PURKETS STREET: 20 FEET MININUM FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER YARDS: PER ORDINANCE STANDARDS PARKING REQUIRED: PER ORDINANCE STANDARDS NOTES 1. ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED. 2. ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED. 3. ALL ON-SITE STRIPING IS TO BE PAINTED. UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING. 4. STREET TREES: PER ORDINANCE STANDARDS 5. PORTION OF LOCAL COMMERCIAL WIDE STREET CROSS SECTION SHOWN ON SUBJECT PROPERTY ULL BE MADE BY THE APPLICANT IN CONJUNCTION WITH THE ADJOINING PROPERTY OWNERS TO DEDICATE THE SHARED EASEMENT AS PUBLIC RIGHT-OF-WAY. | | PROPOSED REZONING AREA: APPROXIMATELY 1.621 ACRES JURISDICTION: CITY OF CHARLOTTE | | |
| PARKING REQUIRED: PER ORDINANCE STANDARDS NOTES I. ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED. SEE EXISTING CONDITIONS SHEET FOR COMPLETE BOUNDARY DESCRIPTION, ADJACENT PROPERTIES, AND USE. ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING. STREET TREES: PER ORDINANCE STANDARDS PORTION OF LOCAL COMMERCIAL WIDE STREET CROSS SECTION SHOWN ON SUBJECT PROPERTY WILE BE DEDICATED AS PUBLIC RIGHT-OF-WAY. PLADITIONALLY, LEFFORT WILL BE UNDED THE APPLICANT IN CONJUNCTION WITH THE ADJOINING PROPERTY OWNERS TO DEDICATE THE SHARED EASEMENT AS PUBLIC RIGHT-OF-WAY. PLADING PROPERTY OWNERS TO DEDICATE THE SHARED EASEMENT AS PUBLIC RIGHT-OF-WAY. PLADING PROPERTY OWNERS TO DEDICATE THE SHARED EASEMENT AS PUBLIC RIGHT-OF-WAY. | | EXISTING OR PROPOSED CORB, WHICHEVER IS GREATER -MINIMUM SETBACK ON PROPOSED PRIVATE STREET: 20 FEET MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER YARDS: PER ORDINANCE STANDARDS | | |
| OTHERWISE NOTED. 2. SEE EXISTING CONDITIONS SHEET FOR COMPLETE BOUNDARY DESCRIPTION, ADJACENT PROPERTIES, AND USE. 3. ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING. 4. STREET TREES: PER ORDINANCE STANDARDS 5. PORTION OF LOCAL COMMERCIAL WIDE STREET CROSS SECTION SHOWN ON SUBJECT PROPERTY WILL BE DEDICATED AS PUBLIC RIGHT-OF-WAY. ADDITIONALLY, EFFORT WILL BE ADEDICATED AS PUBLIC RIGHT-OF-WAY. ADDITIONALLY, EFFORT WILL BE ADEDICATED AS PUBLIC RIGHT-OF-WAY. PUBLIC RIGHT-OF-WAY. MONTHER Planning Department APPROVED BY CITY COUNCIL May 15, 2017 | | PARKING REQUIRED: PER ORDINANCE STANDARDS | | |
| ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING. STREET TREES: PER ORDINANCE STANDARDS PORTION OF LOCAL COMMERCIAL WIDE STREET CROSS SECTION SHOWN ON SUBJECT PROPERTY WILL BE DEDICATED AS PUBLIC RIGHT-OF-WAY. ADDITIONALLY, EFFORT WILL BE MADE BY THE APPLICANT IN CONJUNCTION WITH THE ADJOINING PROPERTY OWNERS TO DEDICATE THE SHARED EASEMENT AS PUBLIC RIGHT-OF-WAY. | | OTHERWISE NOTED. 2. SEE EXISTING CONDITIONS SHEET FOR COMPLETE BOUNDARY DESCRIPTION, | | |
| 5. PORTION OF LOCAL COMMERCIAL WIDE STREET CROSS SECTION SHOWN ON SUBJECT PROPERTY WILL BE DEDICATED AS PUBLIC RIGHT-OF-WAY. ADDITIONALLY, EFFORT WILL BE MADE BY THE APPLICANT IN CONJUNCTION WITH THE ADJOINING PROPERTY OWNERS TO DEDICATE THE SHARED EASEMENT AS PUBLIC RIGHT-OF-WAY. | | 3. ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING. | | |
| CHARLOTTE. APPROVED BY CITY COUNCIL May 15, 2017 | | 5. PORTION OF LOCAL COMMERCIAL WIDE STREET CROSS SECTION SHOWN ON SUBJECT PROPERTY WILL BE DEDICATED AS PUBLIC RIGHT-OF-WAY. ADDITIONALLY, EFFORT WILL BE MADE BY THE APPLICANT IN CONJUNCTION WITH THE ADJOINING PROPERTY OWNERS TO DEDICATE THE SHARED EASEMENT AS | Y COMMENTS Y COMMENTS | |
| APPROVED BY CITY COUNCIL May 15, 2017 | _ | ng Department | a set a set and the set of the set | |
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Rezoning Petition No. 2016-095

| | DEVELOPMENT STANDARDS | E. | THE GROSS FLOOR AREA OF ANY STR THE REZONING SITE SHALL NOT T MAXIMUM GROSS FLOOR AREA OR DE |
|-----------------|--|------------------------------|--|
| | APRIL 24, 2017 | 5. | TRANSPORTATION |
| 1. A. | GENERAL PROVISIONS | А. | VEHICULAR ACCESS SHALL BE AS GEN PLACEMENT AND CONFIGURATION OF MODIFICATIONS REQUIRED BY THE CI |
| •• | (OF SHEETS RŽ-1 THROUGH RŽ-4))ASSOCIATED WITH THE REZONING PETITION FILED BY FAIR WIEW PLAZA BUILDINGS, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A HOTEL AND RETAIL, RESTAURANT AND SERVICE USES ON THAT | B. | STRUCTURED PARKING FACILITIES MA LOCATED ON THE REZONING SITE. |
| | APPROXIMATELY 1.621 ACRE SITE LOCATED ON PIEDMONT ROW DRIVE SOUTH, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE ("REZONING SITE").) THE REZONING SITE IS COMPRISED OF A PORTION OF TAX PARCEL NO. 179-022-53. | C. | IN THE EVENT THAT PETITIONER MO REZONING SITE, PETITIONER SHALL, OCCUPANCY FOR THE FIRST NEW BU COMPLETE THE TRANSPORTATION IM |
| 5. | THE DEVELOPMENT OF THE REZONING SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT | | CONSTRUCT ONLY WITHIN THE REZON BOUNDARY LINE THAT PORTION OF TH THAT IS MORE PARTICULARLY DEPICTI |
| | SHALL GOVERN THE DEVELOPMENT OF THE REZONING SITE. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND | (2) | CONSTRUCT A MINIMUM 8 FOOT WIDE SIDEWALK ON THE REZONING SITE AL |
| | IMPROVEMENTS ON THE REZONING SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK AND YARD REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE | (3) | LINE AS GENERALLY DEPICTED ON SHE DEDICATE TO THE CITY OF CHARLOTTE PORTION OF THE REZONING SITE LOCA |
| | DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. | | BOUNDARY LINE THAT IS MORE PARTIC "REZONING SITE RIGHT OF WAY AREA" PETITIONER SHALL RESERVE FOR FUT |
| | A MAXIMUM OF TWO BUILDINGS MAY BE CONSTRUCTED ON THE REZONING SITE AS DEPICTED ON THE REZONING PLAN. THE TWO BUILDINGS ARE DESIGNATED AS BUILDING A AND BUILDING B ON SHEET RZ-1. | | CONNECTOR STREET THE REZONING RIGHT OF WAY AREA SHALL BE I PETITIONER UPON THE REQUEST OF |
| | THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE REZONING SITE MUST BE LOCATED IN THE BUILDING ENVELOPE DEPICTED ON SHEET RZ-1. THE LOCATIONS AND CONFIGURATIONS OF THE BUILDING FOOTPRINTS FOR BUILDING A AND BUILDING B DEPICTED ON THE REZONING PLAN ARE ILLUSTRATIVE, AND PETITIONER MAY MODIFY AND RELOCATE THE BUILDING FOOTPRINTS AND/OR COMBINE BUILDING A AND | (E. | STREET IS TO BE CONSTRUCTED IN TH AREA HAS NOT ALREADY BEEN DED CITY PURSUANT TO PARAGRAPH 5.C(3) PETITIONER IS THE OWNER OF TAX PA |
| 7. | BUILDING B INTO ONE BUILDING AT ITS OPTION, PROVIDED, HOWEVER, THAT THE BUILDING OR BUILDINGS CONSTRUCTED ON THE REZONING SITE MUST BE LOCATED WITHIN THE BUILDING ENVELOPE. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT | | PORTION OF TAX PARCEL NO. 179-022- PORTION OF TAX PARCEL NO. 179-022-5 PARCEL NO. 179-022-53 FROM THE WES THE WESTERN BOUNDARY LINE OF TA DEPICTED ON SHEET RZ-1 FOR A |
| | STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE REZONING) SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE. | | "EASEMENT") TO BE CONVEYED TO CONNECTION WITH THE CONSTRUCTION OTHERS. THE EASEMENT IS PLANNED 8 FOOT SIDEWALK AND A 2 FOOT WID CONSTRUCTION OF THE ABOVE DE |
| | OPTIONAL PROVISIONS | $\left\langle \right\rangle$ | ADVERSELY IMPACT THE EXISTING 179-022-53 OR THE OPERATION THEREO |
| THE (| FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE DEVELOPMENT OF THE REZONING SITE: | F. | IN CONNECTION WITH THE DEVELOPM |
| λ. | THE MAXIMUM BUILDING HEIGHT SHALL BE 150 FEET. | \langle | PRIOR TO THE ISSUANCE OF A CER BUILDING CONSTRUCTED ON THE RE ACCESS AND VEHICULAR CONNECTION |
| 3. | A DRIVEWAY, AN ENTRANCE INTO THE STRUCTURED PARKING FACILITY AND/OR A MOTOR COURT FOR DROPPING OFF AND PICKING UP HOTEL GUESTS MAY BE LOCATED BETWEEN BUILDING A AND THE REQUIRED SETBACK FROM PIEDMONT ROW DRIVE SOUTH. | | SOUTH OF THE REZONING SITE TO REZONING SITE'S NORTHERN BOUND VEHICULAR ACCESS POINT AND TH GENERALLY DEPICTED ON SHEET R CONNECTION THROUGH THE REZO |
| 2. | VALET PARKING SERVICE AREA(S) MAY BE LOCATED BETWEEN BUILDING A) AND PIEDMONT ROW DRIVE SOUTH. | | ADJACENT PARKING DECK TO THE WE DURING THE PERMITTING PROCESS. |
|). | HARDSCAPE, LANDSCAPING, CHAIRS AND TABLES (KNEE WALLS, SEAT-WALLS AND OTHER SEATING ELEMENTS MAY BE LOCATED WITHIN THE DANER (REZONING SITE SIDE) 14 FEET OF THE 30 FOOT SETBACK LOCATED ALONG THE REZONING SITE'S FRONTAGE ON PIEDMONT ROW DRIVE SOUTH PROVIDED THAT SUCH ITEMS ARE NOT LOCATED WITHIN THE PUBLIC RIGHT OF WAY AND A MINIMUM 8 FOOT WIDE CLEAR SIDEWALK ZONE IS MAINTAINED. | G. | IN CONNECTION WITH THE DEVELOPM PRIOR TO THE ISSUANCE OF A CER BUILDING CONSTRUCTED ON THE REZ CONNECTION FROM THE PRIVATE STH SITE TO THE INTERNAL DRIVE LOC |
| • | PERMITTED USES | $\left\langle \right\rangle$ | BOUNDARY LINE. THIS PEDESTRIAN LEVEL OF THE PARKING DECK TO BE (REZONING SITE, AND THE PEDESTRIAN |
| • | THE REZONING SITE MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OR MIXTURE OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE | H. | TO ALLOW ACCESS TO THE TOP LEVEL PETITIONER WILL REQUEST THE OWN |
|) | ORDINANCE IN THE MUDD ZONING DISTRICT. HOTELS; | | THE CITY AS PUBLIC RIGHT OF WAY T THAT IS LOCATED IMMEDIATELY A BOUNDARY LINE FOR A POTENT PETITIONER'S ONLY OBLIGATION SHA |
| | EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1), AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 2) SUBJECT TO THE APPLICABLE REGULATIONS OF SECTION 12.546 OF THE ORDINANCE; ART GALLERIES; | | OR REFUSAL OF THE OWNER OF RELEVANT PORTION OF THE EXISTIN SHALL NOT CAUSE ANY APPROVAL, P REZONING SITE TO BE DELAYED OR W |
| . , | RETAIL SALES LIMITED TO USES ALLOWED IN THE B-1 ZONING DISTRICT; | 6. | ARCHITECTURAL AND DESIGN STANI |
| | SERVICES, INCLUDING, WITHOUT LIMITATION, BEAUTY SHOPS AND BARBERSHOPS, SPAS AND FITNESS CENTERS; AND STRUCTURED PARKING DECKS AS AN ACCESSORY USE. | A. | SUBJECT TO THE OPTIONAL PROVISIO REZONING SITE SHALL COMPLY WITH SECTION 9.8506 OF THE ORDINANCE. |
| • | NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, THE FOLLOWING USES SHALL BE PROHIBITED ON THE REZONING SITE: | B. | THE MAXIMUM HEIGHT OF BUILDING A |
| | AUTOMOTIVE SERVICE STATIONS; | C. | THE MAXIMUM HEIGHT OF BUILDIN BUILDING A AND BUILDING B ARE CON HEIGHT OF THE COMBINED BUILDING |
| 2) 3) | CONVENIENCE STORES WITH OR WITHOUT GASOLINE SALES; AND DRIVE-THROUGH WINDOW(S) AS AN ACCESSORY USE TO ANY USE LOCATED ON THE REZONING SITE. | D. | BUILDINGS WILL BE ORIENTED TO ENTRANCES ON PIEDMONT ROW DRIV |
| | DEVELOPMENT LIMITATIONS | E. | WINDOWS AND DOORS SHALL BE PRO AREA ALONG PUBLIC STREETS WITH |
| | A MAXIMUM OF 180 HOTEL ROOMS MAY BE DEVELOPED ON THE REZONING SITE. A MAXIMUM OF 7,500 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO THE USES SET OUT ABOVE IN PARAGRAPHS 3.A.(2) THROUGH 3.A.(5) (THE "NON-HOTEL USES") MAY BE DEVELOPED ON THE REZONING SITE | | AREA ALONG FUBLIC STREETS WITH MAXIMUM OF 20% OF THE REQUIRED GROUND FLOOR MAY BE REFLECTIV WITHOUT WINDOWS OR DOORS ON TH HEIGHT OR 20 FEET IN LENGTH. |
| | DEVELOPED ON THÉ REZONING SITE. RETAIL SALES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2) ASSOCIATED WITH AND ACCESSORY TO A HOTEL USE SHALL NOT BE COUNTED TOWARDS THE MAXIMUM GROSS FLOOR AREA OF 7,500 SQUARE FEET THAT MAY BE DEVOTED TO NON-HOTEL USES. | F. | GROUND FLOOR ELEVATIONS SHA FENESTRATION, CLEAR GLASS, PROMI MATERIALS, BUILDING STEP BACKS, CANNOT BE ADDRESSED WITH LANDS |
| | THE MAXIMUM GROSS FLOOR AREA THAT MAY BE DEVOTED TO RETAIL SALES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2) THAT | G. | FACADES OVER 75 FEET IN LENGTH RECESSES A MINIMUM OF 5 FEET IN D AND PROJECTIONS SHALL CONSTITUTI |
| | ARE ASSOCIATED WITH AND ACCESSORY TO A HOTEL USE SHALL BE 10,000 SQUARE FEET. BALLROOMS, CONFERENCE ROOMS AND MEETING FACILITIES SHALL NOT BE CONSIDERED TO BE RETAIL SALES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2) ASSOCIATED WITH AND ACCESSORY TO A HOTEL | Н. | FACADES SHALL PROVIDE VISUAL DIV THROUGH ARCHITECTURAL MEANS |

TH THE CONCEPTS AND DESIGNS PRESENTED H

USE AND SHALL NOT BE COUNTED TOWARDS THIS 10,000 SQUARE FOOT LIMITATION.

STRUCTURED PARKING FACILITIES CONSTRUCTED ON OT BE CONSIDERED OR COUNTED TOWARDS THE R DENSITY ALLOWED ON THE REZONING SITE.

GENERALLY DEPICTED ON THE REZONING PLAN. THE N OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR E CHARLOTTE DEPARTMENT OF TRANSPORTATION.

S MAY BE LOCATED BENEATH THE BUILDING(S) TO BE

MOVES FORWARD WITH THE DEVELOPMENT OF THE LL, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF V BUILDING CONSTRUCTED ON THE REZONING SITE, V IMPROVEMENTS AND DEDICATE THE RIGHT OF WAY

ZONING SITE ALONG THE REZONING SITE'S SOUTHERN F THE STREET SECTION (SECTION A-A ON SHEET RZ-1) ICTED ON SHEET RZ-1.

TIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE E ALONG THE REZONING SITE'S SOUTHERN BOUNDARY SHEET RZ-1.

OTTE (THE "CITY") AS PUBLIC RIGHT OF WAY THAT OCATED ALONG THE REZONING SITE'S SOUTHERN RTICULARLY DEPICTED ON SHEET RZ-1 (THE REA").

FUTURE RIGHT OF WAY FOR A POTENTIAL EAST-WEST ING SITE RIGHT OF WAY AREA. THE REZONING SITE BE DEDICATED AND CONVEYED TO THE CITY BY OF THE CITY WHEN A NEW EAST-WEST CONNECTOR IN THE EVENT THAT THE REZONING SITE RIGHT OF WAY DEDICATED AND CONVEYED BY PETITIONER TO THE I.C(3) ABOVE.

X PARCEL NO. 179-022-53, AND THE REZONING SITE IS A 022-53. PETITIONER SHALL RESERVE AN 18 FOOT WIDE 022-53 ALONG THE SOUTHERN BOUNDARY LINE OF TAX WESTERN BOUNDARY LINE OF THE REZONING SITE TO F TAX PARCEL NO. 179-022-53 AS MORE PARTICULARLY & A FUTURE SIDEWALK UTILITY EASEMENT (THE TO THE CITY UPON THE REQUEST OF THE CITY IN JCTION OF A NEW EAST-WEST CONNECTOR STREET BY NED TO CONTAIN AN 8 FOOT WIDE PLANTING STRIP, AN WIDE MAINTENANCE AREA. IN NO EVENT SHALL THE C DESCRIBED IMPROVEMENTS INTERFERE WITH OR ING PARKING DECK LOCATED ON TAX PARCEL NO. CREOF.

LOPMENT OF THE REZONING SITE, PETITIONER SHALL, CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW E REZONING SITE, PROVIDE A TWO-WAY VEHICULAR COTION FROM THE PRIVATE STREET LOCATED TO THE E TO THE INTERNAL DRIVE LOCATED ALONG THE UNDARY LINE. THE LOCATIONS OF THE SOUTHERN D THE NORTHERN VEHICULAR ACCESS POINT ARE ET RZ-1. THE ACTUAL ROUTE OF THE VEHICULAR EZONING SITE AND POTENTIALLY THROUGH THE E WEST OF THE REZONING SITE SHALL BE DETERMINED IS.

LOPMENT OF THE REZONING SITE, PETITIONER SHALL, CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW REZONING SITE, PROVIDE A PEDESTRIAN ACCESS AND E STREET LOCATED TO THE SOUTH OF THE REZONING LOCATED ALONG THE REZONING SITE'S NORTHERN RIAN CONNECTION SHALL BE LOCATED ON THE TOP BE CONSTRUCTED ON THE WESTERN PORTION OF THE RIAN ACCESS AND CONNECTION MAY INCLUDE STAIRS EVEL OF THE PARKING DECK.

WNER OF TAX PARCEL NO. 179-022-01 TO DEDICATE TO AY THAT PORTION OF THE EXISTING PRIVATE STREET Y ADJACENT TO THE REZONING SITE'S SOUTHERN TENTIAL NEW EAST-WEST CONNECTOR STREET. SHALL BE TO MAKE THE REQUEST, AND THE FAILURE OF TAX PARCEL NO. 179-022-01 TO DEDICATE THE ISTING PRIVATE STREET AS PUBLIC RIGHT OF WAY AL, PERMIT OR CERTIFICATE OF OCCUPANCY FOR THE DR WITHHELD.

TANDARDS

VISIONS SET OUT ABOVE, THE DEVELOPMENT OF THE VITH THE APPLICABLE URBAN DESIGN STANDARDS OF

NG A SHALL BE 150 FEET.

LDING B SHALL BE 25 FEET. IN THE EVENT THAT E COMBINED INTO ONE BUILDING, THEN THE MAXIMUM ING SHALL BE 150 FEET.

D TOWARDS AND HAVE PROMINENT PEDESTRIAN DRIVE SOUTH.

PROVIDED FOR AT LEAST 60% OF THE TOTAL FACADE VITH EACH FLOOR CALCULATED INDEPENDENTLY. A RED 60% OF WINDOWS AND DOORS LOCATED ON THE ECTIVE GLASS. THE MAXIMUM CONTIGUOUS AREA N THE GROUND FLOOR SHALL NOT EXCEED 10 FEET IN

SHALL BE TREATED WITH A COMBINATION OF ROMINENT ENTRANCES, PORCHES, STOOPS, CHANGE IN CKS, ART WORK AND LANDSCAPING. BLANK WALLS NDSCAPE ELEMENTS ONLY.

NGTH SHALL INCORPORATE WALL PROJECTIONS OR IN DEPTH. THE COMBINED LENGTH OF SAID RECESSES TUTE AT LEAST 20% OF THE TOTAL FACADE LENGTH.

FACADES SHALL PROVIDE VISUAL DIVISIONS BETWEEN THE FIRST AND SECOND STORIES THROUGH ARCHITECTURAL MEANS SUCH AS COURSES, AWNINGS OR A CHANGE IN PRIMARY FACADE MATERIALS OR COLORS. I. FACADES ABOVE THE FIRST STORY SHALL INCORPORATE WINDOWS, ARCHES, BALCONIES OR OTHER ARCHITECTURAL DETAILS.

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. SET OUT ON SHEET RZ-3 ARE ILLUSTRATIVE BUILDING ELEVATIONS OF BUILDING A AND BUILDING B THAT ARE INTENDED TO REFLECT AN ARCHITECTURAL STYLE AND QUALITY OF BUILDING A AND BUILDING B (THE ACTUAL BUILDINGS CONSTRUCTED MAY VARY FROM THE ATTACHED ILLUSTRATIVE BUILDING ELEVATIONS PROVIDED THAT THE ARCHITECTURAL REQUIREMENTS OF THIS SECTION 6 ARE SATISFIED). THE USE OF COLORS (RED HUES) THAT ARE TYPICALLY ASSOCIATED WITH BRICK MATERIALS DOES NOT IMPLY THAT THE MATERIAL ILLUSTRATED IS A BRICK MATERIAL.

K. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

L. DUMPSTER AND RECYCLING AREAS SHALL BE LOCATED WITHIN STRUCTURED PARKING FACILITIES OR WITHIN THE INTERIOR OF A BUILDING LOCATED ON THE REZONING SITE, AND ANY SUCH DUMPSTER AND RECYCLING AREAS MAY HAVE ROLL UP DOORS AND THE CONTAINERS CAN BE MOVED OUTSIDE TO BE EMPTIED AND THEN RETURNED TO THE INTERIOR OF THE STRUCTURED PARKING FACILITY OR BUILDING. ALTERNATIVELY, PETITIONER MAY ENTER INTO AN AGREEMENT WITH AN ADJACENT PROPERTY OWNER TO UTILIZE THE ADJACENT PROPERTY OWNER'S DUMPSTER AND RECYCLING FACILITIES.

7. SETBACK AND YARDS/STREETSCAPE

A. SETBACKS AND YARDS SHALL BE PROVIDED AS DEPICTED ON SHEET RZ-1.

- B. AS DEPICTED ON SHEET RZ-1 AND RZ-4, A 30-FOOT SETBACK FROM THE BACK OF CURB SHALL BE PROVIDED ALONG THE REZONING SITE'S FRONTAGE ON PIEDMONT ROW DRIVE SOUTH. THE 30 FOOT SETBACK WILL BE COMPRISED OF AN 8 FOOT PLANTING STRIP LOCATED AT THE BACK OF CURB, AN 8 FOOT SIDEWALK AND A 14 FOOT WIDE
- GREEN RIBBON TRANSITION AREA (THE "GREEN RIBBON AREA"). THE GREEN RIBBON AREA SHALL BE A SEMI-PUBLIC TRANSITION ZONE THAT WILL CONTAIN HARDSCAPE AND LANDSCAPING, AND IT MAY CONTAIN CHAIRS AND TABLES, KNEE WALLS, SEAT WALLS AND OTHER SEATING ELEMENTS PROVIDED THAT SUCH ITEMS ARE NOT LOCATED WITHIN THE PUBLIC RIGHT OF WAY AND A MINIMUM 8 FOOT WIDE CLEAR SIDEWALK ZONE IS MAINTAINED.
- C. SET OUT ON SHEET RZ-4 IS A CONCEPTUAL ILLUSTRATION OF THE GREEN RIBBON AREA THAT IS ILLUSTRATIVE OF THE SIZE, DESIGN INTENT AND QUALITY OF THE GREEN RIBBON AREA. THE ACTUAL DESIGN OF THE GREEN RIBBON AREA MAY VARY FROM WHAT IS DEPICTED ON SHEET RZ-4 PROVIDED THAT THE ACTUAL DESIGN OF THE GREEN RIBBON AREA MEETS THE SIZE, DESIGN INTENT AND QUALITY ILLUSTRATED ON SHEET RZ-4.
- D. A 20-FOOT SETBACK FROM THE BACK OF CURB SHALL BE ESTABLISHED ALONG THE REZONING SITE'S SOUTHERN BOUNDARY LINE AS GENERALLY DEPICTED ON SHEET RZ-1.
- E. PETITIONER SHALL INSTALL PLANTING STRIPS AND SIDEWALKS ALONG THE REZONING SITE'S PUBLIC STREET FRONTAGES AS GENERALLY DEPICTED ON THE RZ-1.)
- F. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE REZONING SITE, PETITIONER SHALL CONSTRUCT AND INSTALL AN 8 FOOT WIDE PLANTING STRIP AND A 6 FOOT WIDE SIDEWALK ALONG THE WESTERN SIDE OF PIEDMONT ROW DRIVE SOUTH ADJACENT TO TAX PARCEL NO. 179-022-39 AS GENERALLY DEPICTED ON SHEET RZ-1.
- G. A MINIMUM 4 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE NORTHERN BOUNDARY LINE OF THE REZONING SITE AS GENERALLY DEPICTED ON SHEET RZ-1.
- 8. ENVIRONMENTAL FEATURES
- A. DEVELOPMENT OF THE REZONING SITE SHALL BE IN COMPLIANCE WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. DEVELOPMENT OF THE REZONING SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- 9. LIGHTING
- A. ALL NEW FREESTANDING LIGHTING FIXTURES INSTALLED ON THE REZONING SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND IN THE LANDSCAPED AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE REZONING SITE.
- B. THE MAXIMUM HEIGHT OF ANY NEW FREESTANDING LIGHTING FIXTURE INSTALLED ON THE REZONING SITE SHALL BE 21 FEET.
- C. ANY-LIGHTING FIXTURES ATTACHED TO THE STRUCTURES TO BE CONSTRUCTED ON THE REZONING SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.
- 10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE REZONING SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE REZONING SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE (REZONING) SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.
- D. PURSUANT TO SECTION 1.110 OF THE ORDINANCE AND SECTION 160A-385.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS.

| NC 200 SU CH CA PHO | Kimley » Horn NC License #F-0102 200 SOUTH TRYON ST SUITE 200 CHARLOTTE, NORTH CAROLINA 28202 PHONE: (704) 333-5131 © 2016 | | | | | |
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| CLIENT: FAIRVIEW PLAZA JLC, LLC 5950 FAIRVIEW ROAD, SUITE 800 CHARLOTTE, NORTH CAROLINA 28210 | | | | | | |
| | (A 14-117 EW ROAD COUNTY | - - - - - - - - - - - - - - - - - - - | | | | |
| PROJECT: | FAIRVIEW PLAZA REZONING PETITION #2014-117 PARK SOUTH DRIVE AT FAIRVIEW ROAD CHARLOTTE, MECKLENBLIRG COUNTY | NORTH CAROLINA | | J | | |
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Rezoning Petition No. 2016-095

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

04/24/2017

PROJECT#: 015272030

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